

093.0

0006

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

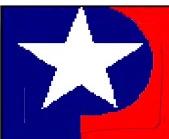
606,400 / 606,400

USE VALUE:

606,400 / 606,400

ASSESSED:

606,400 / 606,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
34		GORHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: QUAN CHAO &	
Owner 2: HUANG MINGSHU	
Owner 3:	

Street 1: 34 GORHAM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: WALL JOHN P & MARYBETH -

Owner 2: -

Street 1: 34 GORHAM ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	70.	1.18	5									394,800						394,800	

Total AC/Ha: 0.11019

Total SF/SM: 4800

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 394,800

Spl Credit

Total: 394,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	5 - Cape		Full Bath:	1	Rating:	Average			EST BMT.								
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:												
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average											
Prime Wall:	4 - Vinyl		A HBth:		Rating:												
Sec Wall:		%	OthrFix:	1	Rating:	Fair											
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good			1st Res Grid Desc: Line 1 # Units 1								
Color:	WHITE		A Kits:		Rating:												
View / Desir:			Fpl:		Rating:												
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1950	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdct:			Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN		
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31%						Exterior:	No Unit	RMS	BRS	FL		
Prim Int Wal	1 - Drywall		Functional:		%						Interior:	1	6	4			
Sec Int Wall:		%	Economic:		%						Additions:						
Partition:	T - Typical		Special:		%						Kitchen:						
Prim Floors:	3 - Hardwood		Override:		%						Baths:						
Sec Floors:		%	Total:	31	%						Plumbing:						
Bsmnt Flr:	14 - Asphalt Tile		CALC SUMMARY						Electric:								
Subfloor:			Basic \$ / SQ:	110.00	COMPARABLE SALES						Heating:						
Bsmnt Gar:			Size Adj.: 1.35000002		Rate	Parcel ID	Typ	Date	Sale Price	Totals	1	6	4				
Electric:	3 - Typical		Const Adj.: 0.98990101							General:							
Insulation:	2 - Typical		Adj \$ / SQ: 147.000														
Int vs Ext:	S		Other Features: 72800														
Heat Fuel:	2 - Gas		Grade Factor: 1.00														
Heat Type:	1 - Forced H/Air		NBHD Inf: 1.00000000														
# Heat Sys:	1		NBHD Mod:														
% Heated:	100	% AC:	LUC Factor: 1.00														
Solar HW:	NO	Central Vac:	Adj Total: 306700														
% Com Wal		% Sprinkled	Depreciation: 95077														
			Deprecated Total: 211623														
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val									
Make:						Juris. Factor:		Before Depr:	147.00								
Model:						Special Features:	0	Val/Su Net:	92.32								
Serial #:						Final Total:	211600	Val/Su SzAd	157.44								
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 093-0-0006-0017.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X12	A	AV	2008	0.00	T	8.8	101					
More: N Total Yard Items: Total Special Features: Total:																	
<p>The sketch illustrates the footprint of a two-story residential building. The main structure is labeled with room names: 'ENT' (Entry), 'TQS' (Three-quarter Story), 'FFL' (First Floor), 'BMT' (Back Porch/Deck), and 'WDK' (Walk-in Closet). A central 'ENTRY' area is shown at the front entrance. The sketch also indicates various windows and doors throughout the building's perimeter.</p>																	
<p>IMAGE AssessPro Patriot Properties, Inc</p> <p>A photograph of a two-story residential house. The house is white with light-colored siding. It features a gabled roof with a chimney on the left side. The front entrance has a small porch with blue steps leading up to it. There are several windows with white frames on both floors. The house is surrounded by green trees and bushes.</p>																	